WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2005.

Notary Public

MY COMMISSION EXPIRES: 1/28/06
(AFFIX SEAL)

VICKI COSTLEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires 1/28/06

PLEASE RETURN TO
SOUTHERN TITLE, LLC
379 E. MAIN ST.
HENDERSONVILLE, TN. 37075

Davidson County DEEDWARR
Recvd: 05/03/05 14:28 2 pgs
Fees:13.00 Taxes:314.50
20050503-0049360

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason R. Piper	GMAC Mortgage Corporation	
(NAME)	(NAME)	
2906 Tuggle Ave	1198 West Main Street	119-14-185
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20050941

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Michael B. Moss, a single person**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Jason R. Piper and wife, Alicia Danielle Piper**, hereinafter called the GRANTEES, **their** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 2906 Tuggle Ave., Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I do covenant with the said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 29th day of April, 2005.

Michael B. Moss

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Michael B. Moss, a single person, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Michael B. Moss, a single person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 29th day of April, 2005.

Commission expires:

Notary Public

VICKI COSTLEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires 1/28/06

EXHIBIT A

Land in Davidson County, Tennessee, being Lot Number 8 on the Plan of Tuggle Heights, of record in Plat Book 1130, at Page 90, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Michael B. Moss, a single person by deed dated 9/30/92 from Rikki Lane Shade and wife, Andrea Kay Shade of record in Book 8752 Page 422, Register's Office for Davidson County, Tennessee.